



Planning and Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

Inter-Office Memo

TO: Board of Adjustment Members

FROM: Paul Body, Senior Planner

Thru: Trina Gilliam, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, October 15, 2025

DATE: September 22, 2025

DISTRICT 2

(25V00030) Park N Cruise II, LLC (Michelle Monslave) requests three variances of Chapter 62, Article IX, Brevard County Code as follows; 1.) Section 62-3316(b)(5) to allow 60 ft. over the 20 ft. maximum height allowed for an on-premises sign; 2.) Section 62-3316(a) to allow 78 sq. ft. over the maximum allowed total sign surface area for an on-premises sign; and 3.) Section 62-3304(2) to allow for an existing nonconforming sign to remain erected on the same place of business with a proposed sign in an IU (Light Industrial) zoning classification. This request represents the applicant's request to permit a new freestanding sign and legitimize an existing nonconforming sign. The applicant states the extra sign height is needed because of the geographic location of the property for the public to be able to have visibility of the sign and for the location of the business. The applicant also states they need the extra sign square footage for visibility because of the location of the property. The first request equates to a 200% deviation to what the code allows. The second request equates to an 52% deviation to what the code allows. There are no variances approved to sign height and size requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves the variances, it may want to limit its approval as depicted on the sign plans and survey provided by the applicant with a date of 4/25/2023.